

Title 16. Article 3. Use Regulations
Sec. 3.4. Use Categories

3.4.10 Industrial Use Categories

A. Light industrial Service

Characteristics: Firms engaged in the manufacturing, assembly, repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.		
Examples	Accessory Uses	Uses not included
Building, heating, plumbing, or electrical contractors Clothing or textile manufacturing Contractors and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site Electric motor repair Exterminators Janitorial and building maintenance services Large-scale catering establishments Laundry, dry-cleaning, and carpet cleaning plants Mailing and stenographic services Maintenance facilities Manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items, and other electrical items Movie production facilities Photo-finishing laboratories Printing, publishing, and lithography Production of artwork and toys Repair of scientific or professional instruments Research, testing, and development laboratories Sign making Storage areas used as manufacturing uses Truck stops Vehicle and equipment maintenance facilities Welding, machine, and tool repair shops	Cafeterias Day care Employee recreational facilities Offices Off-street parking On-site repair facilities Single residential unit for security purposes Storage	Manufacture and production of goods from composting organic material (See Waste-Related Service) Small-scale catering establishments (See Eating Establishments)

B. Warehouse and Freight Movement

Characteristics: Firms involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer with little on-site sales activity to customers.		
Examples	Accessory Uses	Uses not included
Bus barn Cold storage plants, including frozen food lockers Household moving and general freight storage Parcel services Separate warehouses used by retail stores such as furniture and appliance stores Stockpiling of sand, gravel, or other aggregate materials Transfer and storage businesses where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred	Cafeterias Daycare Employee recreational facilities Offices Off-street parking Outdoor storage yard Single residential unit for security purposes Truck fleet parking and maintenance areas	Mini-warehouses, multi-story enclosed storage facilities or storage garages (See Self-Service Storage) Solid or liquid waste transfer or composting (See Waste-Related Service)

C. Waste-Related Service

Characteristics: Characterized by uses that receive solid or liquid wastes from others for transfer to another location and uses that collect sanitary wastes or that manufacture or produce goods or energy from the composting of organic material.		
Examples	Accessory Uses	Uses not included
Animal waste processing Manufacture and production of goods from composting organic material Recycling centers Solid or liquid waste transfer or composting Wrecking or salvage yard	Offices Off-street parking On-site refueling and repair Recycling of materials Repackaging and shipment of by-products	Stockpiling of sand, gravel, or other aggregate materials (See Warehouse and Freight Movement)

D. Wholesale Trade

Characteristics: Firms involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order-taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer.		
Examples	Accessory Uses	Uses not included
Lumber yards and other building material sales that sell primarily to contractors and do not have a retail orientation Mail-order houses Sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures Wholesale of food, clothing, auto parts, and building hardware	Cafeterias Day care Minor fabrication services Offices Off-street parking Product repair Repackaging of goods Single residential unit for security purposes Warehouses	Stores selling, leasing, or renting consumer, home, and business goods (See Retail Sales and Service) Warehouse and freight movement uses (See Warehouse and Freight Movement)

E. Heavy industrial

Characteristics: Firms involved in research and development activities without light fabrication and assembly operations; limited industrial/manufacturing activities. The uses emphasize industrial businesses, and sale of heavier equipment. Factory production and industrial yards are located here. Sales to the general public are limited		
Examples	Accessory Uses	Uses not included
Animal processing, packing, treating, and storage Commercial feed lots Concrete batching and asphalt mixing Fuel oil distributors Processing of food and related products Production or fabrication of metals or metal products including enameling and galvanizing Production of chemical, rubber, leather, clay, bone, plastic, stone, or glass materials or products Railroad appurtenances, right-of-way, and tracks Retail sales of farm equipment and machinery and earth moving and heavy construction equipment Sawmills Sheet metal shops Soft drink bottling Woodworking, including cabinet makers and furniture manufacturing	Cafeterias Drainage structures Offices Off-street parking Product repair Repackaging of goods Warehouses	Animal waste processing (See Waste-Related Service) Repair and service of motor vehicles, motorcycles, RVs, boats, and light and medium trucks (See Vehicle Sales and Service) Stores selling, leasing, or renting consumer, home, and business goods (See Retail Sales and Service)